

**REDEVELOPMENT AGENCY MEETING
MARCH 30, 2004**

The meeting called to order as the City Council at 10:15 a.m. by Mayor Murphy.

Roll Call Peters, Zucchet, Atkins, Lewis, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Charles Abdelnour, City Clerk
Joyce Lane, City Clerk
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 11:02 a.m. for the purpose of a break.

The meeting reconvened as the City Council at 11:05 a.m. by Mayor Murphy with Council Member Peters and Deputy Mayor Atkins not present.

The meeting adjourned as the City Council at 12:01 p.m.

The meeting reconvened as the Redevelopment Agency at 12:01 p.m.

Adoption

2. **College Community Redevelopment Project Area, Proposed The Paseo Mixed-Use Project.(District 7).** (Continued from March 9, 2004 meeting)

(RA 2004-99)

Subitem A. That the Redevelopment Agency enter into a Second Exclusive Negotiating Agreement with the San Diego State University Foundation (SDSUF) for the proposed The Paseo Project and accept a developer deposit of up to \$100,000.

(RA 2004-85)

Subitem B. Amend the Fiscal Year 2004 Agency budget for College Community and authorizing expenditure of funds for costs related to the ENA.

See Redevelopment Agency report no. RA-04-05, dated March 3, 2004.

Staff: Michael Fortney 533-5403 Atty: Sung Phillips
Auditor Certificate Number: AC 2400836

This item was continued to April 19, 2004, at 10:00 a.m.

Adoption

1. **Exclusive Negotiation Agreement (ENA) with Marker Foothill, LLC.
(District 8).**

(RA 2004-109)

- 1) That the Redevelopment Agency enter into an Exclusive Negotiation Agreement (ENA) with Marker Foothill, LLC and accept a Developer Deposit of \$40,000; and
- 2) Amend the Fiscal Year 2004 Agency budget for San Ysidro and authorize expenditures not to exceed \$40,000 for costs related to the ENA.

See Redevelopment Agency report no. RA-04-10, dated March 24, 2004.

Auditor Certificate Number: AC2400894

Motion by Member Madaffer to approve (with Peters, Atkins and Inzunza not present)

Second by Member Peters

Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-03743 and D-03743.

Adoption

3. The Midway Tree Planting Project-North Bay Redevelopment Project Area. (District 2).

(RA 2004-116)

1) Authorize the Executive Director or designee to enter into an Agreement with the Business Improvement District Council for the expenditure of \$50,000 of Series 2000 North Bay Bond Proceeds for the Midway Tree Planting Project; 2) Authorize an amendment to the Redevelopment Agency Fiscal Year 2004 Budget for the North Bay Redevelopment Project to authorize the appropriation and expenditure of \$50,000 for Series 2000 North Bay Bond Proceeds for the Midway Tree Planting Project; and 3) Make the necessary findings with respect to the expenditure of \$50,000 of Series 2000 North Bay Bond Proceeds for the Midway Tree Planting Project.

See Redevelopment Agency staff report no. RA-04-04 and City Manager Report no. CMR-04-020, dated March 24, 2004.

Council Companion Item No. 336

Auditor Certificate Number: AC 2400904

Motion by Member Zucchet to approve (with Peters, Atkins and Inzunza not present)

Second by Member Fyre

Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-03744 and D-03744; and City Council Resolution number R-299029.

REDEVELOPMENT AGENCY MINUTES – MARCH 30, 2004

Adoption

4. Old Town Transit Center Queue Jump Project-North Bay Redevelopment Project Area. (District 2).

(RA 2004-108)

1) Make certain findings pertaining to the North Bay Project Area; 2) Approve the appropriation and expenditure of \$225,000 of Series 2000 North Bay Bond Proceeds for the Old Town Transit Center Queue Jump Project and the transfer of funds to San Diego Association of Governments; and 3) Authorize the Executive Director, or designee, to execute the Cooperative Agreement between the San Diego Association of Governments and the Redevelopment Agency of the City of San Diego for construction of the Old Town Transit Center Queue Jump Project.

See Redevelopment Agency staff report no. RA-04-08 and City Manager Report no. CMR-04-041, dated March 24, 2004.

Council Companion Item No. 337 Auditor Certificate Number: AC 2400874

Motion by Member Zucchet to approve (with Peters, Atkins and Inzunza not present)
Second by Member Fyre
Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-03745 and D-03745; and City Council Resolution number R-299030.

6. Fiscal Year 2004 Budget Amendment-Multicultural Festival. (District 2).

(RA 2004-95)

Approving a budget amendment increasing the Sixth Annual Multicultural Festival Budget by \$18,354.

See Centre City Development Corporation report no.CCDC-04-10, dated March 24, 2004.

Auditor Certificate Number: AC 2400819

Motion by Member Zucchet to approve (with Peters, Atkins and Inzunza not present)
Second by Member Fyre
Vote: 6-0

Redevelopment Agency Resolution number R-03746.

REDEVELOPMENT AGENCY MINUTES – MARCH 30, 2004
Adoption

8. Approval of an Agreement with Roesling Nakamura Architects, Inc.

(District 4).

(RA 2004-101)

1) That the Redevelopment Agency approve an agreement for consulting services with Roesling Nakamura Architects, Inc. for an amount not to exceed One Hundred Sixty-Nine Thousand Five Hundred Eight Dollars for Urban Planning and Design Services for the preparation of a Master Plan for the Imperial Avenue Corridor; and 2) Amend the SEDC FY 2003/2004 Project Budget in the Central Imperial Redevelopment Project Area in the amount of \$119,300 to fund the task identified in Phase 1 of the proposed agreement.

See Southeastern Economic Development Corporation Report no. SEDC-04-01, dated March 24, 2004.

Auditor Certificate Number: AC 2400841

Motion by Member Lewis to approve (with Peters, Atkins and Inzunza not present)
Second by Member Madaffer
Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-03747 and D-03747.

7. Repayment to the City of San Diego-Homeless Outreach Team Funding.
(District 2).

(RA 2004-98)

Approving a Repayment of Community Development Block Grant ("CDBG") Funds to the City of San Diego in the amount of \$25,000.

See Centre City Development Corporation report no. CCDC-04-11 and City Manager report no. CCDC-04-05, dated March 24, 2004.

Council Companion Item no. 339 Auditor Certificate Number: AC 2400856

Motion by Member Zucchet to approve (with Peters, Atkins and Inzunza not present)
Second by Member Fyre
Vote: 6-0

Redevelopment Agency Resolution number R-03754; and Council Resolution number R-299031.

REDEVELOPMENT AGENCY MINUTES – MARCH 30, 2004

The meeting adjourned as the Redevelopment Agency with City Council at 12:10 p.m. and to reconvene at 2:00 p.m.

The meeting was called to order as the City Council at 2:10 p.m. by Deputy Mayor Atkins with Mayor Murphy not present.

Deputy Mayor Atkins adjourned the meeting at 2:59 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 3:10 p.m. by Mayor Murphy.

The meeting adjourned as the City Council at 3:38 p.m.

The meeting reconvened as the Redevelopment Agency and City Council at 3:38 p.m.

Adoption

5. Designation of the Grantville Redevelopment Survey Area. (District 7).

(RA 2004-114)

- 1) Amend the Fiscal Year 2004 Redevelopment Agency Budget for the North Bay Redevelopment project Area to authorize a loan repayment to the City of San Diego in the amount of \$125,000 from the North Bay Series 2000 bond proceeds.
- 2) Amend the Fiscal Year 2004 Redevelopment Agency to accept the loan of CDBG funds from the City, and increase appropriations and authorize expenditures in the amount of \$125,000 for the Grantville Redevelopment Survey Area.
- 3) Authorize the Executive Director to execute consultant agreements with Rosenow Spevacek Group, Inc. in an amount not to exceed \$152,560 for purposes of studying the Grantville Redevelopment Survey Area, provided that the City Auditor first furnishes a certificate that funds are, or will be, on deposit in the City Treasury.

See Redevelopment Agency staff report no. RA-04-06 and City Manager Report no. CMR-04-038, dated March 24, 2004.

Council Companion Item No. 338

Auditor Certificate Number: AC 2400857

Todd Hooks, Deputy Executive Director, Redevelopment Agency, presented staff Report and slide presentation.

REDEVELOPMENT AGENCY MINUTES – MARCH 30, 2004

Adoption

5. Designation of the Grantville Redevelopment Survey Area. (District 7).

(Continued)

Public testimony in opposition by Phil Teyssier, Ken Bernard, Joseph Beyerle,

Charles Little, Arthur Soane, Julia Watkins, and Leonard Teyser.

Public testimony in favor by Betty Torre, Diane Strum, Linda Kaufman, Brian Caster, and Bill Brenza.

Public testimony closed.

Motion by Member Madaffer to approve with direction that the North Bay Loan Be paid by the end of Fiscal Year 2006 or sooner.

Second by Member Inzunza

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03755 and D-03755; and City Council Resolution numbers R-299047 and R-299048.

Joint Public Hearing

9. Disposition and Development Agreement with GRH, LLC for the Renaissance Hotel. (District 2)

(RA 2004-115)

Subitem A. Certifying that the Master Environmental Impact Report (MEIR), the Final Subsequent Environmental Impact Secondary Study, with respect to the proposed Disposition and Development Agreement with GRH, LLC (Developer) and the Site Development Permit have been reviewed and considered, and adopt a statement of overriding considerations and findings.

(RA 2004-111)

Subitem B. Approving the Disposition and Development Agreement between the Agency and the Developer for the Renaissance Hotel, and authorizing the Executive Director, or designee, to sign all documents necessary and appropriate to carry out and implement the agreement and to administer the Agency's obligations, responsibilities and duties to be performed under said agreement.

REDEVELOPMENT AGENCY MINUTES – MARCH 30, 2004

Adoption

Joint Public Hearing

9. Disposition and Development Agreement with GRH, LLC for the Renaissance Hotel. (District 2)

(Continued)

(RA 2004-112)

Subitem C. Approving the Basic Concept/Schematic Drawings for the proposed, subject to the conditions contained in the Scope of Development attached to the Disposition and Development Agreement.

See Centre City Development Corporation report no. CCDC-04-14 and City Manager report no. CCDC-04-09, dated March 24, 2004.

Council Companion Item no. 335

Eli Sanchez, project manager, Centre City Development Corporation, presented staff report and slide presentation.

Public testimony in opposition by Ahmad Mesdaq, Vincent Barolota, Michael Czarcinski, Gary Smith, Art Larkin, Solimon Masdaq, Ron Mohammad, Kristy Rosberg, Macia Sewell, and Dennis Thompson.

Public testimony in favor by Cindy Eldred, Wilmer Cooks, Demien Farrell, Lee Gibbs, Kourosh Hangafarin, Greg Paquett, Bradley Rath, and Joyce Summer.

Mayor Murphy adjourned the meeting at 6:00 p.m. for the purpose of a break. He stated we will continue with Redevelopment Agency Item no. 9 and Council Companion Item no. 335

The meeting reconvened as the Joint Redevelopment Agency with City Council at 6:09 p.m. with all members present.

REDEVELOPMENT AGENCY MINUTES – MARCH 30, 2004

Adoption

Joint Public Hearing

9. Disposition and Development Agreement with GRH, LLC for the Renaissance Hotel. (District 2)

(Continued)

Motion by Member Zucchet to approve (with Fyre in opposition)
Second by Member Peters

Vote: 8-1

Redevelopment Agency Resolution and Document numbers R-03756, R-03757 and D-03757, R-03758; and City Council Resolution numbers R-299043, R-299044, R-299045 and R-299046.

Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 7:38 p.m.

Charles G. Abdelnour, Secretary Redevelopment Agency
of the City of San Diego, California